

**NOTICE OF HEARING  
ON PROPOSED ANNEXATION OF LANDS  
TO THE CITY OF GRAND JUNCTION, COLORADO**

**NOTICE IS HEREBY GIVEN** that at a regular meeting of the City Council of the City of Grand Junction, Colorado, held on the 19<sup>th</sup> of April, 2006, the following Resolution was adopted:

**RESOLUTION NO. 32-06**

**A RESOLUTION  
REFERRING A PETITION TO THE CITY COUNCIL  
FOR THE ANNEXATION OF LANDS  
TO THE CITY OF GRAND JUNCTION, COLORADO,  
SETTING A HEARING ON SUCH ANNEXATION,  
AND EXERCISING LAND USE CONTROL**

**GPD GLOBAL/WOOMER ANNEXATION**

**LOCATED AT 2322 AND 2328 I-70 FRONTAGE ROAD INCLUDING A PORTION  
OF I-70 AND 23 ROAD RIGHTS-OF-WAY**

WHEREAS, on the 19<sup>th</sup> day of April, 2006, a petition was referred to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

**GPD GLOBAL/WOOMER ANNEXATION**

A certain parcel of land located in the South Half of the Northwest Quarter (S 1/2 NW 1/4) of Section 32 and the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of Section 31, Township One North, Range One West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Northwest corner of the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of said Section 32 and assuming the West line of the SW 1/4 NW 1/4 of said Section 32 to bear S00°03'12"W with all bearing contained herein relative thereto; thence S00°03'12"W along the West line of the SW 1/4 NW 1/4 of said Section 32 a distance of 265.04 feet to the Point of Beginning; thence N89°59'12"E a distance of 36.06 feet to a point on the Easterly right of way of 23 Road as recorded in Book 875 Page 969 of the Mesa County, Colorado public records; thence S04°45'48"E along the Easterly right of way of said 23 Road a distance of 54.50 feet to the Northwest corner of Lot 3, Appleton West Planned Commercial Park as recorded in Plat Book 12, Page 364 of the Mesa County, Colorado public records; thence S89°59'06"E along the Northerly line of Lots 2 and 3 of said Appleton West Planned Commercial Park a distance of 1279.32 feet to the Northeast corner of said Lot 2 also being a point on the East line of the SW 1/4 NW 1/4 of said Section 32; thence S00°03'24"W along the East line of the SW 1/4 NW 1/4 of said Section 32 a distance of 341.29 feet to the Northwest corner of Lot 1, Elder, Quin, & McGill Inc. Planned Commercial Park as recorded in Plat Book 12, Page 338 of the Mesa County, Colorado public records; thence S89°58'48"E along the North line of said Lot 1 a distance of

553.67 feet to the Northeast corner of said Lot 1; thence S00°03'32"W along the East line and the Southerly projection of the East line of said Lot 1, a distance of 596.41 feet to a point on the Northerly line of the Interstate Annexation No. 2, Ordinance No. 2522, City of Grand Junction; thence N89°42'54"W along the Northerly line and the Westerly projection of the Northerly line of said Interstate Annexation No. 2 a distance of 1873.56 feet to a point on the West line of the SW 1/4 NW 1/4 of said Section 32, whence the Southwest corner of the SW 1/4 NW 1/4 of said Section 32 bears S00°03'12"W a distance of 73.23 feet; thence continuing along the Westerly projection of the North line of said Interstate Annexation No. 2 N89°37'19"W a distance of 101.25 feet to the Southeast corner of Twenty Three Park Plaza Annexation, Ordinance No. 3779, City of Grand Junction; thence along the Easterly line of said Twenty Three Park Plaza Annexation the following two (2) courses: (1) N00°22'41"E a distance of 167.00 feet; (2) N04°09'11"E a distance of 816.50 feet; thence N89°58'41"E a distance of 41.93 feet to a point on the Westerly line of the SW 1/4 NW 1/4 of said Section 32; thence N00°03'12"E along the Westerly line of the SW 1/4 NW 1/4 of said Section 32 a distance of 1.17 feet to the Point of Beginning.

Said parcel contains 37.57 acres (1,636,558 square feet), more or less, as described.

WHEREAS, the Council has found and determined that the petition complies substantially with the provisions of the Municipal Annexation Act and a hearing should be held to determine whether or not the lands should be annexed to the City by Ordinance;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

1. That a hearing will be held on the 7<sup>th</sup> day of June, 2006, in the City Hall auditorium, located at 250 North 5<sup>th</sup> Street, City of Grand Junction, Colorado, at 7:00 PM to determine whether one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; whether a community of interest exists between the territory and the city; whether the territory proposed to be annexed is urban or will be urbanized in the near future; whether the territory is integrated or is capable of being integrated with said City; whether any land in single ownership has been divided by the proposed annexation without the consent of the landowner; whether any land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; whether any of the land is now subject to other annexation proceedings; and whether an election is required under the Municipal Annexation Act of 1965.

2. Pursuant to the State's Annexation Act, the City Council determines that the City may now, and hereby does, exercise jurisdiction over land use issues in the said territory. Requests for building permits, subdivision approvals and zoning approvals shall, as of this date, be submitted to the Community Development Department of the City.

ADOPTED this 19<sup>th</sup> day of April, 2006.

Attest:

/s/ Bruce Hill  
President of the Council

/s/ Stephanie Tuin  
City Clerk

**NOTICE IS FURTHER GIVEN** that a hearing will be held in accordance with the Resolution on the date and at the time and place set forth in the Resolution.

/s/ Stephanie Tuin  
City Clerk

<i>DATES PUBLISHED</i>
<b>April 21, 2006</b>
<b>April 28, 2006</b>
<b>May 5, 2006</b>
<b>May 12, 2006</b>